

The Time-of-Sale program is intended to enhance the supply of safe housing and to prevent the deterioration of the overall housing stock in the city.

Nine items that do not meet current codes or standards of acceptance have been identified by the City Council as being hazardous. Hazardous items are considered to be those conditions or defects that are likely to cause injury to a person or property if not corrected.

Certain hazardous items appear repeatedly. It is the intent of this document to inform homeowners of these commonly reported items prior to an evaluation of their property. It will then be possible to correct the hazardous item prior to the time-of-sale inspection. This would eliminate many hazardous items on the Housing Evaluation Report that is required to be displayed when the property is being offered for sale.

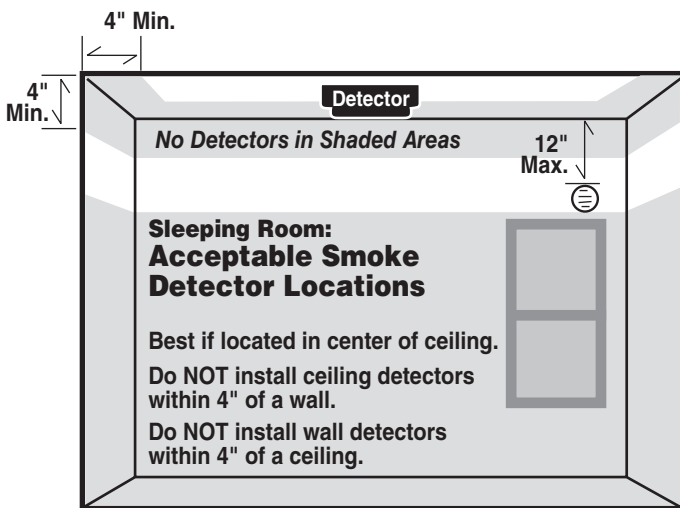
The five most common hazards

1. Smoke detectors.

The installation of smoke detectors in locations required by model building codes has dramatically reduced the number of deaths and injuries due to fire. Therefore, Bloomington requires smoke detectors in all of the following locations:

- In **each** sleeping room, and
- At a point centrally located in the corridor or area giving access to each separate sleeping area, and
- On each story of the dwelling, including basements.

Note: All added smoke detectors may be battery operated. All smoke detectors must be functioning.



2. Electrical fixtures and cover plates.

Outlets and junction boxes with missing cover plates are a hazard. Adding the appropriate cover plate eliminates this hazard.

Broken or cracked switches, outlets and fixtures are also considered hazardous and must be replaced.

3. Backflow prevention devices.

Protection of potable water for inhabitants of a dwelling (and also the City water supply) is of great importance. In most cases, a hazardous water supply condition can be corrected by adding an anti-siphon backflow prevention device to the water supply.

Locations where backflow prevention device is required are:

- Outside garden hose connections. (All must be protected).
- Laundry tubs with a threaded faucet for a hose connection.
- Hand-held shower sprayers that could hang into tub water.

Backflow or siphoning could also occur where toilet ballcocks are not located above the tank water line, any faucet that discharges below the spill line of its receptor, and lawn irrigation systems having improper backflow protection. These hazards must be corrected.

4. Garage door openers.

Garage door openers plugged into extension cords are wiring hazards. All garage door openers must be plugged directly into approved outlets. An electrical permit must be secured to install a new electrical outlet. Other appliances which cannot be connected to extension cords are water softeners, window air conditioners, washers, dryers, sump pumps and other "permanent" appliances.

5. Electrical ground.

Electrical systems must be properly grounded. One area where grounding is required (and many times omitted) is around the water meter. A #6 copper wire for 150 amp service, or less (a #4 copper wire if electrical service is 200 amp) must be attached to the house side of the water meter with an approved clamp and to the street side of the meter with an approved clamp.

Although there are other hazards that may be discovered during a Time-of-Sale Inspection, the five items listed here account for almost 100 percent of hazardous items requiring correction.

See reverse side for complete list of hazards.

TOS hazardous items

INTERIOR-Basement

1. Stairways not capable of supporting normal use loads.*
3. Potential for structural failure of the basement wall.*
4. Potential for structural failure of the columns or beams.*
5. Potential for structural failure of floor system, joists or wood framing.*
6. Floor drain clean out plug is not secure, or no water seal.
7.
 - a. Water supply piping does not supply minimum 0.5 gpm.*
 - b. Well water and city water supplies are interconnected.*
8.
 - a. Plumbing fixtures are cracked, broken, or leaking.
 - b. Toilets must be connected to water supply and sewage system, and have an anti-siphon ballcock.
 - c. Laundry tub not provided with an air gap or has threaded end and/or a hose connected.
9. DWV piping leaking, or abandoned openings not plugged or capped.
10.
 - a. Furnace not properly operating.*
 1. Scale on burners or bottom of burner compartment.
 2. Flame distortion with the blower motor running.
 3. Discoloration of the upper cover panel.
 4. Rust and/or discoloration of the draft hood.
 - b. Gas fired heating plants missing safety controls.*
 1. Thermostat.
 2. Gas shut-off.
 3. Combination gas valve.
 - c. Fuel fired heating plants missing safety controls.*
 1. Thermostat.
 2. Barometric draft regulator installed in the vent connected.
 - d. Boiler system: No backflow prevention device (DCIVA) on City water system supply.*
11. Water heater has improperly located or no temperature and pressure relief valve* or relief valve piping is plugged or capped.

12.
 - a. Back spillage detected at water heater or heating plant vent.*
 - b. Vent system for furnace, water heater or clothes dryer has rust holes, backpitch, open joints or not tightly sealed at chimney.*
13. Gas lines using unapproved materials* or having unapproved connectors at appliances, or abandoned piping not properly plugged or capped.
15.
 - a. Electric service not properly grounded or no grounding jumper across water meter.
 - b. Evidence of over fusing or tampering.*
16. Extension cords used in basement in lieu of permanent wiring; broken or missing switch plates, outlet covers, etc.
17. Smoke detectors: missing, not working, improperly located.

INTERIOR-Rooms

19.
 - a. Minimum number of fixtures required: at least one toilet, one sink and one tub or shower.*
 - b. Toilets must be connected to water supply and sewage system, and have an anti-siphon ballcock.
 - c. If any faucet supply openings are located below fixtures spill line.
 - d. Leaking water supply piping or fixtures.
20. Gas lines using unapproved materials, support methods.* Gas lines having unapproved connectors at appliances, or abandoned piping not properly plugged or capped.
21. Extension cords used in lieu of permanent wiring. Broken or missing receptacles, switches, cover plates, fixtures.
22. Auxiliary heaters missing shut-off and safety controls and if vent system has rust holes, etc.*
23. Wood burning appliance with burned out or excessively rusted firebox, missing firebrick, nonfunctioning flues, or no vent.*
28. Smoke detectors: missing, not working, improperly located.
29. Potential for structural failure of a wall or ceiling.*
30. Stairways not capable of supporting normal use loads.*

INTERIOR-Attic Space

31.
 - a. Potential for structural failure of the rafters and/or sheathing.*
 - b. If plumbing vents are not continuous to the outside.*
 - c. If the chimney appears to be structurally unsafe.*

EXTERIOR

34. Broken or missing electrical receptacles, switches, cover plates or fixtures.
35. Stairs, decks, balconies, porches and their railings are incapable of carrying normal loads.*
36. Potential for structural failure of a wall.*
40. Potential for structural failure of the chimney.*
42.
 - a. No anti-siphon device on outside hose connections.
 - b. Lawn irrigation system backflow prevention device (PVB) not installed 12" above highest sprinkler head.*

GARAGE

43. Potential for structural failure of the rafters and/or sheathing.*
44. Potential for structural failure of a wall.*
46. If extension cords are being used in lieu of permanent wiring. Broken or missing switches, plates, outlet covers, etc.
47. Gas piping not properly installed.* Gas piping with unapproved connectors at appliances, or abandoned piping not properly plugged or capped.

MISCELLANEOUS

50. Abandoned fuel tank.*
51. Sanitation.

* A permit issued by the City of Bloomington is required prior to correction of this item. An inspection by a City inspector is required after all corrections.

NOTE: The information is from the "Housing Standards and Evaluation Guidelines" - Third Edition, published by the City of Bloomington.